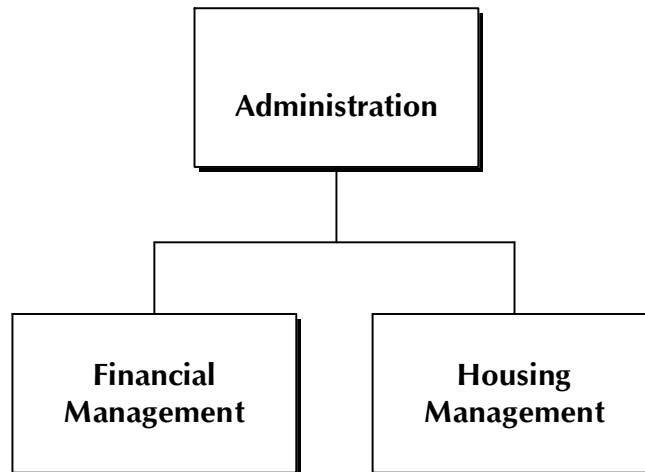


Fund 967

Public Housing Program Projects Under Management



Mission

To ensure that all tenants of Fairfax County Redevelopment and Housing Authority's (FCRHA) owned and operated public housing units are provided with decent, safe and adequate housing; maintenance and management; social services referrals; and housing counseling.

Focus

The Federal Public Housing Program is administered by the U.S. Department of Housing and Urban Development (HUD) to provide funds for rental housing serving low income households owned and operated by local housing authorities such as the Fairfax County Redevelopment and Housing Authority (FCRHA). There are two components of this program, with separate funding for operations, and capital improvements. Fund 967 is for management and maintenance of public housing properties and includes an annual federal operating subsidy. Fund 969, Public Housing Under Modernization, provides funds for capital improvements and repairs of existing Public Housing through an annual Capital Fund grant (formerly the Comprehensive Grant). In addition, effective Federal Fiscal Year 2003, a limited amount of funding is provided by HUD for the replacement of Public Housing Units as part of the capital improvement component.

Revenues are derived from dwelling rents, payments for utilities in excess of FCRHA established standards, investment income, maintenance charges, late fees and HUD provided contributions and subsidies. FY 2006 revenues increase \$161,971 or 3.1 percent over the FY 2005 Adopted Budget Plan primarily due to an increase in the projected Operating Subsidy, Investment Income, Other Operating Receipts and Dwelling Rental Income. The Operating Subsidy is calculated based on a formula developed by HUD to provide a mechanism to align expenditures and revenues for Public Housing Authorities. The Operating Subsidy will be revised with current HUD Performance Funding System (PFS) factors and updated for the HUD budget submission in April 2005. The HUD Annual Contribution represents what HUD will pay on Federal Financing Bank (FFB) loan obligations for projects owned and operated by the FCRHA. This revenue offsets interest and principal expense related to FFB Loans budgeted in the Other Expenses cost center.

In addition to the public housing support provided in this Fund, FY 2006 funds totaling \$868,382 are provided in the General Fund, Agency 38, Department of Housing and Community Development in support of refuse collection costs, painting expenses and townhouse/condominium association fees. It should be noted that maintenance and administrative positions providing support for this program are funded in the General Fund.

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The current income limits for the program as established by HUD as of February 20, 2004 are as follows:

INCOME LIMITS		
Number of Persons	Very Low	Low
1	\$30,450	\$40,250
2	\$34,800	\$46,000
3	\$39,150	\$51,750
4	\$43,500	\$57,500
5	\$47,000	\$62,100
6	\$50,450	\$66,700
7	\$53,950	\$71,300
8	\$57,400	\$75,900

The Public Housing projects, as reflected in the following chart, are located throughout the County.

Project Name	HUD Number	Number of Units	Supervisory District
Audubon Apartments	VA 19-01	46	Lee
Rosedale Manor	VA 19-03	97	Mason
Newington Station	VA 19-04	36	Mt. Vernon
The Park	VA 19-06	24	Lee
Shadowood	VA 19-11	16	Hunter Mill
Atrium Apartments	VA 19-13	37	Lee
Villages of Falls Church ¹	VA 19-25	37	Mason
Heritage Woods I	VA 19-26	19	Braddock
Robinson Square	VA 19-27	46	Braddock
Heritage Woods South	VA 19-28	12	Braddock
Sheffield Village	VA 19-29	8	Mt. Vernon
Greenwood	VA 19-30	138	Mason
Briarcliff II	VA 19-31	20	Providence
West Ford II	VA 19-32	22	Mt. Vernon
West Ford I	VA 19-33	24	Mt. Vernon
West Ford III	VA 19-34	59	Mt. Vernon

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Project Name	HUD Number	Number of Units	Supervisory District
Barros Circle	VA 19-35	44	Sully
Belle View	VA 19-36	40	Mt. Vernon
Kingsley Park	VA 19-38	108	Providence
Scattered Sites	VA 19-39	25	Various
Reston Town Center	VA 19-40	30	Hunter Mill
Old Mill	VA 19-42	48	Lee
Ragan Oaks	VA 19-45	51	Sully
Tavenner Lane ²	VA 19-51	12	Lee
Waters Edge	VA 19-52	9	Sully
West Glade ²	VA 19-55	50	Hunter Mill
Scattered ADU Sites	VA 19-56	7	Various
Total Units³		1,065	

¹ This HUD project includes one unit at Heritage Woods South in Braddock District.

² Properties are owned by limited partnerships of which the FCRHA is the managing general partner. Therefore, rental revenue and other expenses for these properties are not reported in Fund 967.

³ There are projected to be 1,065 units of Public Housing; however, only 1,063 are income producing. There are two units off-line, one of which is used as an office and the other as a community room. Per HUD guidelines, the community room is not reported to HUD when requesting Operating Subsidy. Tavenner Lane and West Glade are reported separately when reporting to HUD. The FY 2006 vacancy rate is projected to be approximately one percent for public housing properties, primarily due to normal turnover.

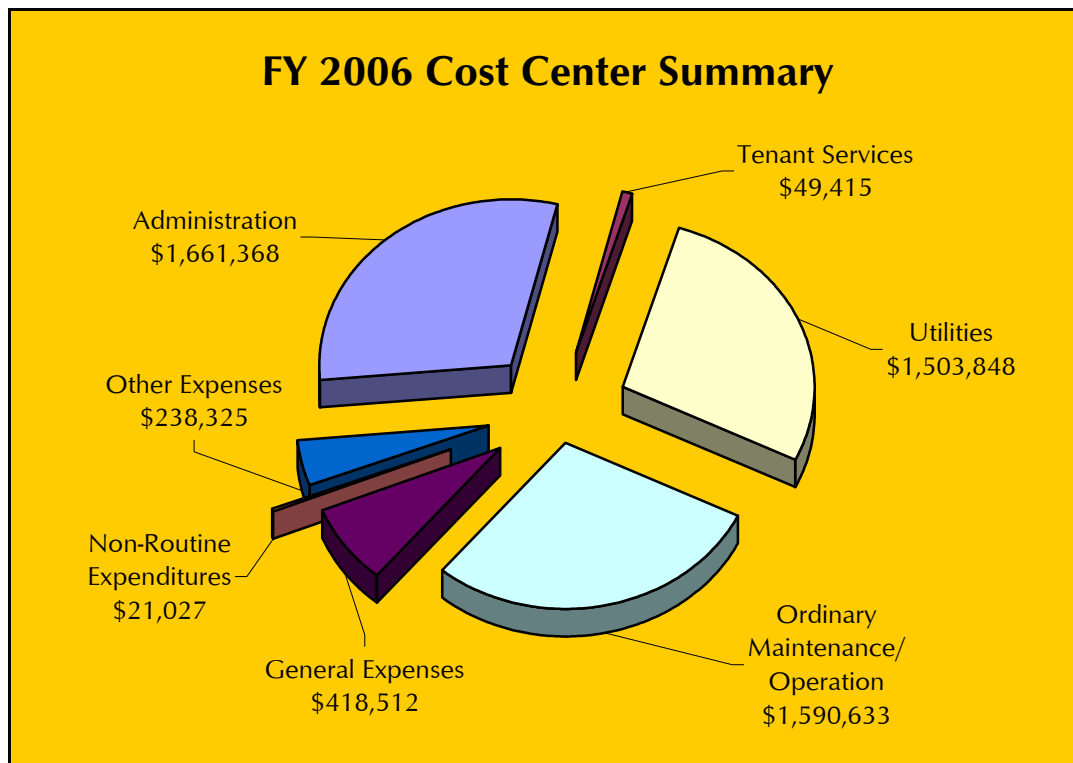
Admissions and Occupancy policies for this program are governed by the Quality Housing and Work Responsibility Act of 1998 (which amended the United States Housing Act of 1937) and are consistent with the objectives of Title VI of the Civil Rights Act of 1964. Eligibility for admission and occupancy to Low Income Housing requires the applicants to fulfill the following general criteria: (1) qualify as a family, (2) have annual income which does not exceed the income limits for admission to a designated development, and (3) qualify under the Local Preference of working at least 30 hours per week in Fairfax County, being 62 years of age or older, or receiving disability payments based upon that person's ability to work.

Fund 967

Public Housing Program Projects Under Management

Budget and Staff Resources

Agency Summary				
Category	FY 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	43/ 42.5	43/ 42.5	43/ 42.5	43/ 42.5
Expenditures				
Personnel Services	\$1,802,637	\$1,972,546	\$1,972,546	\$2,088,323
Operating Expenses	3,238,223	3,363,980	3,383,601	3,394,805
Capital Equipment	0	0	0	0
Total Expenditures	\$5,040,860	\$5,336,526	\$5,356,147	\$5,483,128



Position Summary			
<u>ADMINISTRATION</u>		<u>HOUSING MANAGEMENT</u>	
1	Network/Telecom Analyst II	3	Carpenters II
1	Programmer Analyst I	1	Carpenter I
<u>FINANCIAL MANAGEMENT</u>		1	General Building Maintenance Worker II
1	Chief Accounting Fiscal Officer	2	General Building Maintenance Workers I
1	Accountant II	1	Painter I
5	Administrative Assistants III	1	Administrative Assistant IV
1	Administrative Associate	2	Administrative Assistants II
1	Management Analyst I	1	Storekeeper
		1	Warehouse Worker-Driver
<u>TOTAL POSITIONS</u>			
43 Positions / 42.5 Staff Years		PT Denotes Part-Time Position	

Fund 967

Public Housing Program Projects Under Management

FY 2006 Funding Adjustments

The following funding adjustments from the FY 2005 Revised Budget Plan are necessary to support the FY 2006 program:

- ◆ **Administration and Ordinary Maintenance and Operation** **\$43,055**
A net increase in the amount of \$43,055 primarily in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ **Utilities** **\$8,960**
An increase in the amount of \$8,960 associated with utility requirements based on usage.
- ◆ **General Expenses and Tenant Services** **\$77,966**
A net increase in the amount of \$77,966 primarily for Personnel Services associated with fringe benefit adjustments necessary to support the County's compensation program.
- ◆ **Other Expenses** **(\$3,000)**
A decrease in the amount of \$3,000 based on the amortized repayment schedule for the U.S. Department of Housing and Urban Development Section long-term mortgages and Federal Financing Bank bonds.

Changes to FY 2005 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2005 Revised Budget Plan since passage of the FY 2005 Adopted Budget Plan. Included are all adjustments made as part of the FY 2004 Carryover Review and all other approved changes through December 31, 2004:

- ◆ **Carryover Adjustments** **\$19,621**
As part of the FY 2004 Carryover Review, FY 2005 expenditures increased \$19,621 due to encumbered carryover for repairs to a public housing unit at Newington Station destroyed by fire, and maintenance contracts at Sheffield Village Apartments. FY 2005 revenues increased by a net \$71,129 due to an increase in the operating subsidy anticipated to be received from the U.S. Department of Housing and Urban Development (HUD), based on a multi-year average of prior years' revenues and expenditures as developed by HUD utilizing their performance funding system, offset by decreases to investment income and utilities based on historical trends.

Fund 967

Public Housing Program Projects Under Management

FUND STATEMENT

Fund Type H96, Public Housing

Fund 967, Projects Under Management

	FY 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan
Beginning Balance	\$922,372	\$753,069	\$1,366,923	\$1,366,217
Revenue:				
Dwelling Rental Income	\$4,246,882	\$4,056,056	\$4,056,056	\$4,075,535
Excess Utilities	129,699	157,364	132,844	129,699
Interest on Investments	28,414	58,451	38,300	58,451
Other Operating Receipts	176,188	118,032	118,032	175,389
HUD Annual Contribution	239,205	241,325	241,325	238,325
HUD Subsidy ¹	665,023	653,084	768,884	768,884
Total Revenue	\$5,485,411	\$5,284,312	\$5,355,441	\$5,446,283
Total Available	\$6,407,783	\$6,037,381	\$6,722,364	\$6,812,500
Expenditures: ²				
Administration	\$1,447,843	\$1,624,277	\$1,624,277	\$1,661,368
Tenant Services	7,504	49,465	24,550	49,415
Utilities	1,493,362	1,469,973	1,494,888	1,503,848
Ordinary Maintenance and Operation	1,489,935	1,565,048	1,584,669	1,590,633
General Expenses	352,498	365,411	365,411	418,512
Non Routine Expenditures	14,656	21,027	21,027	21,027
Other Expenses	235,062	241,325	241,325	238,325
Total Expenditures	\$5,040,860	\$5,336,526	\$5,356,147	\$5,483,128
Total Disbursements	\$5,040,860	\$5,336,526	\$5,356,147	\$5,483,128
Ending Balance³	\$1,366,923	\$700,855	\$1,366,217	\$1,329,372

¹ Category represents a U.S. Department of Housing and Urban Development (HUD) operating subsidy based on revenue and expenditure criteria developed by HUD utilizing their performance funding system criteria.

² Expenditure categories reflect HUD required cost groupings.

³ The Ending Balance fluctuates due to adjustments for expenditures based on Pay for Performance criteria, carryover of operating expenses, and revenue changes primarily based on multi-year formulas maintained by HUD.